



Columbus Redevelopment Commission

Regular Board Meeting

November 16, 2015

6:00 PM

City Council Chambers

1 of 5

Minutes

The Redevelopment Commission met in Regular Session on Monday November 16, 2015 at 6:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by Mayor Brown.

Attendees:

Commissioners:

| | | |
|--|---|--|
| <input checked="" type="checkbox"/> Kristen Brown, Pres. | <input checked="" type="checkbox"/> Frank Jerome, V-P | <input checked="" type="checkbox"/> David Wright, Sec. |
| <input checked="" type="checkbox"/> Laurie Booher | <input checked="" type="checkbox"/> Robert Abrams | <input checked="" type="checkbox"/> Russ Poling, Jr. |

Other attendees:

Stan Gamso, counsel.

Discussion Items:

1. Update on Parking Garage Management and Operation – Gary Thompson, REI

Gary provided an update on both parking garages.

Jackson Street- For the year to date, garage parking income is \$24,956.31 better than budget. The rental income is over budget by \$7,242 but this is due to monies received from the Bistro.

Operating Expenses for this garage were \$5,629.30 better than budget. Gary did want to point out this also included some \$6,000 in additional maintenance costs and the addition of a \$3,800 water line installation for the upper floors of the garage.



Columbus Redevelopment Commission

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City Council Chambers

2 of 5

Overall the net operating income is \$37,000 better than plan.

As to the empty space counts, at 1:30 p.m., peak time in this garage, there were 181 public/unreserved spaces available and 14 reserved spaces available. Gary commented that from his experiences in the Indianapolis garages, it is not uncommon for reserved spaces to be occupied only 50% of the time. This garage falls in line with that experience.

2nd Street Garage. There is a \$10k shortfall in the garage income but this is due to the Cole paying their October payment late. Next month that will catch up with the report. Expenses are within \$142 of budget.

Empty space count, at peak time, 2:00 p.m. for this garage there are 148 reserved spaces available and 14 unreserved available.

2. Projects Update – Mayor Brown and Doug Pacheco

a. 2nd & Lafayette

The offering sheet was developed and sent out to sixteen (16) prospective parties. Bids are due December 1st and a special meeting will be called that day at 5:00 p.m. to receive and open the bids.

b. Walesboro

Doug reported that the Mayor has called for a special meeting of the Airport Board and Redevelopment to take place on Thursday November 19th at 3:00 p.m. to receive an update from HWC Engineering. There is no report today.

c. State Street

i. Review of implementation options

Representatives from United Consulting and Christine Eaton from Browning Day Mullins Dierdorf were in attendance. The parties presented various options as to their work to date. The purpose was to receive feedback as to their work and options that were presented. Christine presented a series of slides with various details and landscaping options.



Columbus Redevelopment Commission

Regular Board Meeting

November 16, 2015

6:00 PM

City Council Chambers

3 of 5

United presented a cost estimate and Gantt chart of the process.

There was a general consensus by and between United and Browning, *et al* that decisions need to be moved along to the next steps in the engineering and design process.

Discussion was had regarding: green spaces, widening of the bridge, discussions with INDOT, surface and surface textures.

A Construction Cost Summary sheet was presented with two (2) options. United was recommending Option 2 Enhanced.

Consensus by the Commission and members of the State Street Implementation Committee was reached as to Option 2.

The Mayor presented a summary of the Central TIF district balance for the 2015 year. Discussion was also had about obtaining private funding to help with the project costs.

The consensus was to move forward with the Enhanced option.

Action Items:

3. Resolution 22-2015 of the Columbus Redevelopment Commission authorizing the payment of debt service on 2008 Series Bonds from the Central TIF

Counsel presented a summary of the 2008 bond history and reminded the Commissioners that last year they had recommended to the City Council the elimination of the *ad valorem* tax used to initially satisfy the debt service on this bond. Counsel was recommending paying the January and July 15th payments with funds from the Central TIF.

There being no further discussion, Frank moved and Dave seconded a motion to adopt Resolution #22-2015 to pay the January and July 2016 debt service on the



Columbus Redevelopment Commission

Regular Board Meeting

November 16, 2015

6:00 PM

City Council Chambers

4 of 5

2008 Series Bond with funds from the Central TIF. There being no further discussion, the motion was approved unanimously.

4. Resolution 23-2015 of the Columbus Redevelopment Commission to fund the installation of water and sanitary sewer infrastructure at the Airport as part of the Indoor Soccer Complex development.

The Mayor and Caleb Tennis presented a summary of the project and the need to commence installation of water and sewer infrastructure on the proposed site. Caleb reported once that was accomplished, then the parcel would be platted and made available for construction.

Dave moved and Frank seconded a motion to adopt Resolution #23-2015 to fund the amount of \$96,100 from the Airport TIF district to be utilized by Columbus City Utilities to install water and sewer at/near the proposed site of the Indoor Soccer Complex at the Columbus Airport. There being no further discussion, the motion was approved unanimously.

5. Approval of Minutes: October 19, 2015 Regular Meeting

Review of the October 19, 2015 Regular Meeting Minutes was had, no corrections or changes were noted. Dave moved and Laurie seconded a motion to adopt same. There being no discussion the motion passed unanimously.

6. Review and Approval of Claims

Heather presented four (4) dockets of claims to the Commission for consideration. The Commissioners had previously examined the claims, Dave moved and Russ seconded a motion to pay same. There being no further discussion, the motion was passed unanimously.

Adjournment

There being no further business, Frank moved and Laurie seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 7:40 p.m.



Columbus Redevelopment Commission

Regular Board Meeting

November 16, 2015

6:00 PM

City Council Chambers

5 of 5

Approval of ____ day of _____, 2015 minutes.

President

Vice-President

Secretary

Member

Member

Date: _____

22
RESOLUTION NO: ____ - 2015

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
AUTHORIZING THE PAYMENT OF DEBT SERVICE ON 2008 SERIES
BONDS FROM REVENUES OF THE COMMISSION**

Comes now the City of Columbus Department of Redevelopment, more commonly known as the Redevelopment Commission, and for this Resolution, says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission;

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission ("Redevelopment Commission") pursuant to Ordinance Number 25, 2003;

WHEREAS, on October 22, 2008, the Redevelopment Commission did issue its City of Columbus, Indiana Redevelopment District Bonds of 2008 ("2008 Bonds"), to pay for certain projects and infrastructure in the Redevelopment District ("District") as authorized by Resolution 2008-4, adopted by the Commission on September 2, 2008 ("Bond Resolution");

WHEREAS, the Bond Resolution provides that all principal and interest on the 2008 Bonds are payable from special *ad valorem* property taxes to be levied on all taxable property within the District ("Special Tax"), pursuant to Indiana Code 36-7-14-27, to the extent other revenues of the Redevelopment Commission are not sufficient for such purpose;

WHEREAS, upon the advice of its financial advisor, the Redevelopment Commission had determined it had sufficient revenues to pay debt service on the 2008 Bonds for the 2015 budget year and, therefore, there is no need to levy the Special Tax for budget year 2015 and same was adopted by the Redevelopment Commission by way of its resolution 5-2014 on April 21, 2014.

WHEREAS, The Redevelopment Commission did, in the same resolution, also recommend to the Common Council of the City of Columbus that it dispense with the Special Tax for the 2015 tax year and make all future payments out of the Central TIF funds.

WHEREAS, the Common Council did, by way of its Resolution 16-2014 adopt said recommendations on September 2, 2014.

WHEREAS, there are now two (2) semi-annual payments dues on the Bond indebtedness for the 2016 calendar year, the first being January 15, 2016 and July 15, 2016 and the Commission desires making said payments from the Central TIF Funds.

NOW, THEREFORE, BE IT RESOLVED:

1. The Redevelopment Commission finds that it has sufficient funds in the Central TIF District funds to satisfy the debt service payment for the 2016 calendar year for the 2008 Bond issued by the Redevelopment Commission on October 22, 2008

2. The Redevelopment Commission directs the Clerk/Treasurer for the City of Columbus to pay out of Fund 252 a sum sufficient to cover the debt service and administration fees for the January 15, 2016 debt service obligation on said bond.

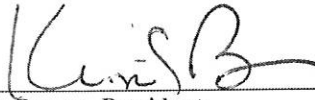
3. At present the debt service and administration fee is not expected to exceed the sum of \$85,000 for the January 15, 2016 payment.

4. The Redevelopment Commission directs the Clerk/Treasurer for the City of Columbus to pay out of Fund 252 a sum sufficient to cover the debt service and administration fees for the July 15, 2016 debt service obligation on said bond.

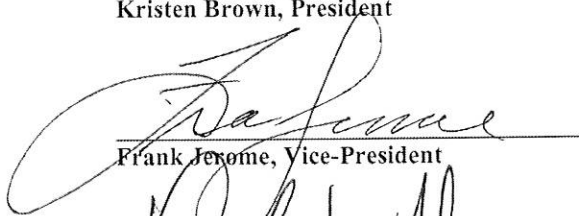
5. At present the debt service and administration fee is not expected to exceed the sum of \$85,000 for the July 15, 2016 payment.

6. The Clerk/Treasurer is authorize to transfer said funds directly into Fund 263 or such other fund as it deems necessary to pay this indebtedness.

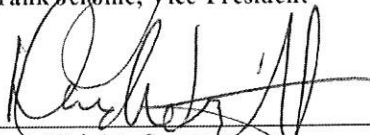
Adopted this 16th day of November, 2015.



Kristen Brown, President



Frank Jerome, Vice-President



Dave Wright, Secretary

23
RESOLUTION NO: ____-2015

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO APPROVE FUNDING FOR THE INSTALLATION OF WATER AND SANITARY
SEWER INFRASTRUCTURE AT THE AIRPORT AS PART OF THE
INDOOR SOCCER COMPLEX DEVELOPMENT**

Comes now the City of Columbus Department of Redevelopment, more commonly known as the City of Columbus Redevelopment Commission, and for this Resolution, says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission ("Redevelopment Commission") by way of Ordinance Number 25, 2003; and

WHEREAS, the Redevelopment Commission is being asked to fund certain water and sanitary sewer infrastructure at the Airport as part of the indoor soccer complex project (the "Project"); and

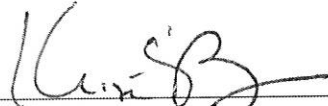
WHEREAS, the Redevelopment Commission has been advised by the City of Columbus Board of Aviation Commissioners that the infrastructure installation and development are needed and appropriate for the economic development and benefit of the Airport TIF District and the City of Columbus.

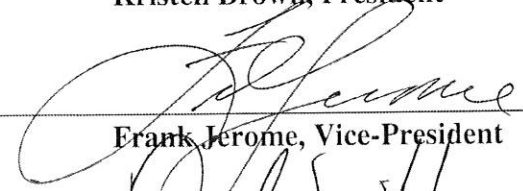
NOW, THEREFORE, BE IT RESOLVED:

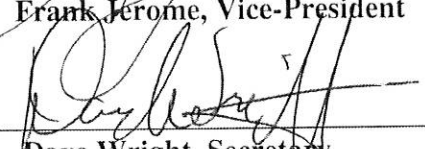
1. The City of Columbus Redevelopment Commission after hearing the recommendation from the City of Columbus Board of Aviation Commissioners determines that water and sanitary sewer infrastructure installation and development for the indoor soccer complex at the Airport are hereby needed and appropriate.
2. The cost of the water and sanitary sewer infrastructure installations through the City of Columbus Utility Department shall not exceed \$96,100.

3. The Redevelopment Commission does hereby approve the use of Ninety-Six Thousand One Hundred Dollars (\$96,100) of Airport TIF funding, specifically Fund 802.0001, for this project.

Adopted this 16th day of November, 2015.



Kristen Brown, President

Frank Jerome, Vice-President

Dave Wright, Secretary